

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		ACADEMY ST, ARLINGTON

OWNERSHIP

Owner 1:	RIVEST RONALD L & GAIL D		
Owner 2:			
Owner 3:			
Street 1:	41 ACADEMY STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .43 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1850, having primarily Clapboard Exterior and 4667 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 2 HalfBaths, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		18720		Sq. Ft.	Site		0	90.	0.52	10									883,442						883,400	
																		</									

Total AC/HA:	0.42975	Total SF/SM:	18720	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	883.442	Spl Credit	Total:	883.400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

1,688,300

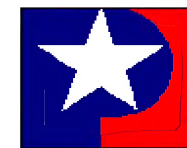
1,688,300

1,688,300

1,688,300

1,688,300

1,688,300



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	83689
	Prior Id # 2:	
	Prior Id # 3:	
7	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
0	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	HS	Hanne S
11/21/2008	Meas/Inspect	345	PATRIOT
12/7/1999	Inspected	267	PATRIOT
11/17/1999	Mailer Sent		
11/1/1999	Measured	256	PATRIOT
7/8/1992		KT	

Sign: _____

VERIFICATION OF VISIT NOT DATA __/__/__

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	18720.000	784,100	20,800	883,400	1,688,300		83689
							GIS Ref
							GIS Ref
Total Card	0.430	784,100	20,800	883,400	1,688,300	Entered Lot Size	GIS Ref
Total Parcel	0.430	784,100	20,800	883,400	1,688,300	Total Land:	Insp Date
Source: Market Adj Cost	Total Value per SQ unit /Card:		361.75	/Parcel:	361.75	Land Unit Type:	05/11/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	784,100	20800	18,720.	883,400	1,688,300		Year end	12/23/2021
2021	101	FV	761,000	20800	18,720.	883,400	1,665,200		Year End Roll	12/10/2020
2020	101	FV	760,800	20800	18,720.	883,400	1,665,000	1,665,000	Year End Roll	12/18/2019
2019	101	FV	579,200	21400	18,720.	932,500	1,533,100	1,533,100	Year End Roll	1/3/2019
2018	101	FV	579,200	21400	18,720.	687,100	1,287,700	1,287,700	Year End Roll	12/20/2017
2017	101	FV	579,200	21400	18,720.	657,700	1,258,300	1,258,300	Year End Roll	1/3/2017
2016	101	FV	579,200	21400	18,720.	608,600	1,209,200	1,209,200	Year End	1/4/2016
2015	101	FV	547,200	21900	18,720.	510,400	1,079,500	1,079,500	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

